

PB# 73-39

Continental Manor

Continental Manor Site #73-39

final approval April 1974
filed with Town Clerk 5/5/74 \$100.
9:15 AM

GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1587

Received of Planning Board Sept 13 - 1973
One hundred and 00/100 \$100.00 Dollars
For Site Plan for Continental Manor Temple Hill Road

DISTRIBUTION:		
FUND	CODE	AMOUNT
00117		100.00
Lynn Phil Holding Co.		

WILLIAMSON LAW BOOK CO. ROCHESTER, N. Y. 14602

Town Clerk
TITLE
BY Dorothy D. Finley Deputy

GENERAL RECEIPT

Town of New Windsor, N. Y.

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Nº 1587

Received of Planning Board Sept 13 - 1973
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00117		100.00
Lynn Phil Holding Co.		

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

Town Clerk
 TITLE

BY Dorothy D. Finley Deputy

GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1684

Received of Planning Board Nov. 8, 1973
Fifteen and 00/100 \$15.00 Dollars
 For Engineering fees for Continental Manor -
Lynn Phil Holding Co. Check -
 DISTRIBUTION:

FUND	CODE	AMOUNT

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

Town Clerk
 TITLE

BY Dorothy D. Finley Deputy

**PUBLIC OFFICE OF NOTARY
SHERLEY B. HASSERTEUFEL
OF THE TOWN OF NEW
WINDSOR**

Pursuant to Section 420-A, §20
of the zoning Ordinance of the
Town of New Windsor, a Public
Hearing will be held at the office
of the Planning Board, Town Hall,
355 Union Avenue, Town of New
Windsor on Wednesday the 6th day
of August, 1973 at 7:30 o'clock
in the evening to receive, modify
and approve or disapprove the
final site plan of Continental Manor
for proposed 382 condominium units
on a site of approximately forty-
one, pairs or less, acres situated
on the easterly side of Temple
Hill Road approximately 1000 feet
northerly of the intersection of Erie
Highway and the easterly side of
Temple Hill Road with a frontage
of about 575 feet on Temple Hill
Road (Old Continental Road).

In order of the Planning Board
of the Town of New Windsor,
Orange County, State of New York:
Dated: July 28, 1973.

JOSEPH M. VALLARICO
Chairman

SHERLEY B. HASSERTEUFEL
Secretary

July 28,

State of New York
County of Orange, ss:

Olga Trachewsky , being duly sworn deposes and
says that ^{she} ~~he~~ is Principal Clerk of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News.
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published
one time

in said newspaper, commencing on the 28th day of
..... July A.D., 19 73 , and ending on
the 28th day of July A.D., 19 73

Subscribed and sworn to before me this
..... 30th day of July 19 73

.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 19 75



1763

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

December 2, 1974

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

Alfred Cavalari, Esq.
P.O. Box 276
Vails Gate, New York

RE: New Windsor - License Agreement

Dear Al:

Enclosed please find proposed license agreement by and between Lynnfil Company and Erie Lackawana Railroad. This agreement regards the Continental Manor subdivision. As a condition to final approval of its site plan, Continental Manor had to supply satisfactory evidence of a plan to resolve the storm water drainage problem. The enclosed agreement deals with the establishment of a storm water retention basin, construction of which would affect lands owned by the Lackawana Railroad.

I feel that the license agreement should be reviewed by the Town Attorney, rather than the Planning Board attorney. I ask, therefore, that you kindly review and advise the Board as to your findings. If I may be of any help, please do not hesitate to contact me.

Very truly yours,

ANTHONY G. AUSTRIA, JR.

AGA:skb

Encl.

cc: Planning Board

Stipulation

It is hereby stipulated by and between the parties hereto as follows:

Whereas Continental Manor has hereto fore made application for site development plan approval by the Town of New Windsor Planning Board for a certain condominium, and whereas the Planning Board of the Town of New Windsor has reviewed the said application and other relevant material presented by Continental Manor, and whereas the Planning Board of the Town of New Windsor has found the aforesaid material to be satisfactory, and whereas the Planning Board of the Town of New Windsor has granted final approval of the aforesaid site development plan upon the terms and conditions herein after set forth and whereas Continental Manor will install and maintain all underground water and sewer facilities, and whereas Continental Manor agrees to provide a master water meter for the subject premises and whereas the Town of New Windsor will inspect all underground installations now therefore be it stipulated as follows:

1. Continental Manor will pay the site plan fee of \$100 to the Town of New Windsor
2. CM will pay the Park Land assessment fee of \$25 per unit, or a total of \$9,050.
3. CM will provide \$15,000 toward the resolution of the storm water drainage problem presently being experienced by the Town of New Windsor, which sum will be payable by CM to the Town of New Windsor on 30 days notice to CM, its attorney or agent, of the Town's intention to proceed with the creation of a storm water drainage district with respect to the subject premises.
4. CM agrees to continue its efforts to obtain an easement in recordable form from the Erie Lackawana Railroad Company, which said easement will permit CM to construct a drainage basin pursuant to specifications by Town of New Windsor Planning Board engineer on the property of the Erie Lackawana, which specifications are set forth in the site plan heretofore submitted to the Planning Board.
5. CM will pay an inspection fee of 4%, which fee is based on the estimated cost of the improvements, to wit the underground water and sewer facilities
6. All of the foregoing conditions with the exception of the payment of the \$15,000 for the solution of the storm water drainage problem, shall be complied with prior to the issuance of any building permits.
7. The Planning Board of the Town of New Windsor agrees to grant final approval of the site plan development plans and sign all maps in connection ~~with~~ therewith upon payment of the aforesaid site plan fee and Park ~~assessment~~ land fees

cc 7/2
7/18
P/2 ✓
HERBERT L.

KARTIGANER
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE 12550 PHONE: (914) 562-4391

P. E., L. S.

24 April 1972

Town of New Windsor
555 Union Avenue
Newburgh, New York 12550

ATTENTION: MR. THEODORE F. MARSDEN, SUPERVISOR

SUBJECT: CONTINENTAL MANOR

Dear Ted:

Pursuant to your request of 13 April 1972, please be advised that there are five alternate methods of supplying water to said project. These alternatives with their approximate construction costs, if installed by the developers, are as follows:

Alternate 1 - Installation of water line through existing sewer line easement in Sewer District 11A; approximate cost, including additional pipe on site: \$50,000.

Alternate 2 - Connection with the existing line on Old Forge Hill Road and thence along the Erie Railroad; approximate cost, including pump station modifications: \$55,000.

Alternate 3 - Water line through private easements from Windsor Gardens; approximate cost: \$45,000.

Alternate 4 - Water line from Temple Hill Road - Old Temple Hill Road; approximate cost: \$50,000.

If a booster pump system is required; approximate cost: \$75,000.

Alternate 5 - Water line along Temple Hill Road from Wembly Drive; approximate cost: \$85,000.

24 April 1972

In our opinion, the time element involved in obtaining the necessary regulatory agency approvals of any of the above alternates is approximately the same. Further, it is our recommendation that consideration be given to the latter two alternates, with the possibility of combining them into one project which could be jointly undertaken by the Town's water supply, storage and distribution district and the developer. This would eliminate the low pressure problem which presently exists in various portions of the distribution district near Vails Gate.

If there are any further questions in this matter, please do not hesitate to contact this office at your earliest convenience.

Very truly yours,

KARTIGANER ASSOCIATES, P. C.

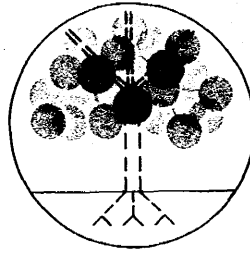
By: 

Frank J. Valdina, Jr., P.E., L.S., CEC
Vice President

FJV:kg

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County
of
Orange
MAY 22 1974
NEW WINDSOR PLANNING BOARD

Louis V. Mills, County Executive

May 8, 1974

Mr. Joseph Loscalzo, Chairman
New Windsor Town Planning Board
17 Split Tree Drive
New Windsor, New York 12550

Re: Continental Manor
County Rd. 59 (Temple Hill Rd.)

Dear Mr. Loscalzo:

Pursuant to your request, we have reviewed the application of Continental Manor. Since the proposed project requires site plan approval by your Board (and does not involve the subdivision of portions of land on the site), our approval is not required and, therefore, our comments can be viewed as informal.

In general, the plan is a good one, exemplifying a high degree of competence and care in its preparation. However, based upon our copy of the Town's Ordinance, the provisions relative to RC Districts (over 5 acres) for both multi-family and townhouse residences have not been complied with. For example, the applicant notes that the maximum building length is 160'. The Ordinance requires a maximum building length of 52'. This should be clarified, since site plan revisions may be necessary so as to comply with said regulations.

Of additional concern to us is the layout of the parking area adjacent to the pool and recreation area. This area will probably be quite active, and the design should be arranged for greater safety, minimizing conflicting movements and possible congestion. Furthermore, we suggest that the area to the northeast, as shown on sheet 3, be less intense because of steep slopes.

Very truly yours,

Joel Shaw
Senior Planner

JS:mj

Encls: 1
CC: W. Price, OCDFW

Memo

FROM: OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Mr. Michael Mendell
& Romano & Cohen
Prel Plaza
Grangeburg, New York 10962

DATE: April 23 1974

SUBJECT: Continental Manor ✓

—FOLD HERE—

Dear Mr. Mendell:

The Planning Board Engineer's Fees for
Continental Manor Site Plan are \$64.00.

Please make check payable to the Town
of New Windsor. This should be sent to the Planning Board.

Thank you.

RECEIVED
MAY 1 1974

LOUIS SCHLESINGER
COMPANY

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

JL:sh

by _____

LYNN PHIL HOLDING CO.

163

PAY
TO THE
ORDER OF

Town of New Windsor

June 24, 1974

55-9
212

\$64.00

THE SUM 64 DOLS 00 CTS

DOLLARS



FIDELITY
UNION TRUST COMPANY
MAIN OFFICE
NEWARK, NEW JERSEY 07101

[Signature]

01021200090 3 29013 7*



COUNTY OF ORANGE / Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

April 26, 1974

Mr. Joel Shaw, Senior Planner
Orange County Department of Planning
County Government Center
Goshen, New York 10924

Re: Continental Manor
County Road No. 59
New Windsor

Dear Sir:

I have reviewed the landscape architect's layout and find no objection to the plan. I do have a few questions, the answers to which should appear on the engineer's plan.

Kindly forward the engineer's plan at your earliest convenience.

This submission is denied.

Very truly yours,

LOUIS J. CASCINO,
Commissioner

WCPSR:rmh

By: William C. Price, Sr.
William C. Price, Sr.,
Senior Engineer

GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1846

Received of

Julia M. Truchese

April 4, 19 *74*

\$ *9,050.00*

Nine Thousand Fifty and no/100

Dollars

For *Patent Fee - Lyons Phil Holding Corp.*

DISTRIBUTION:

FUND	CODE	AMOUNT

[Signature]
TITLE

BY *[Signature]*

ROMANO & COHEN

Counselors at Law

JOSEPH F. ROMANO
SANFORD COHEN
RAYMOND G. COBELLI

PREL PLAZA
ORANGEBURG, NEW YORK 10962
(914) 359-3434

February 22, 1974

Anthony Austria, Esq.
Town of New Windsor
New Windsor, N.Y. 12550

Re: Continental Manor

Dear Mr. Austria:

Following our telephone conversation of yesterday, this will constitute a formal request for an adjournment of the Continental Manor meeting with the Planning Board from Wednesday, February 27th to Wednesday, March 13, 1974. Unfortunately, prior commitments of mine and of Mr. Mendell's, neither of which could be broken, require that we respectfully request this two weeks adjournment.

As you know, I was not in attendance at the last meeting and there was some discussion about a bond. I wonder if you could advise me as to the nature and thrust of that discussion.

Please be kind enough to thank the Board for its kind cooperation and, of course, I thank you as well.

Very truly yours,
ROMANO & COHEN

By Joseph F. Romano
Joseph F. Romano

JFR:emb



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

SUPERVISOR'S OFFICE
RECEIVED

FEB 21 1974

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

February 20, 1974

Town Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

RE: Continental Manor Site

Gentlemen:

The Planning Board would like clarification of who is going to pay for the installation, inspection and maintenance of Town water lines on the Continental Manor Property located on Temple Hill Road in the Town of New Windsor.

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

JL:sh

21 February, 1974

TO: CHAIRMAN OF THE PLANNING BOARD

FROM: SUPERVISOR

I know of no reason why the developer should not pay for all of the above items.

In the above connection I am reasonably certain that a single water master meter will be required.

MF:ma

Milton Fischer
Milton Fischer



1763

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

January 31, 1974

Romano and Cohen, Esqs.
Prel Plaza
Orangeburg, New York 10962

Att: Joseph F. Romano, Esq.

Re: Continental Manor

Dear Mr. Romano:

Please be advised that Town records indicate that Park land fees in the amount of \$25.00 per dwelling unit in addition to \$100.00 for site plan review, are payable to the Town before any site plan may be finally approved. At the planning board's next meeting, the board will determine the amount of fees to be collected from your above referenced client.

In view of this, please plan on having a representative of Continental Manor present at our next meeting, February 13, 1974, so that the issue of fees may be finally determined.

Yours truly,

AGA/sf
CC: New Windsor Planning Board

ANTHONY G. AUSTRIA, JR.

**RETAKE
OF
PREVIOUS
DOCUMENT**



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

SUPERVISOR'S OFFICE
RECEIVED

FEB 21 1974

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

February 20, 1974

Town Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

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JOSEPH LOSCALZO
Chairman

JL:sh

21 February, 1974

TO: CHAIRMAN OF THE PLANNING BOARD
FROM: SUPERVISOR

I know of no reason why the developer should not pay for all of the above items.

In the above connection I am reasonably certain that a single water master meter will be required.

MF:ma

Milton Fischer
Milton Fischer

236

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1/4 362

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For the year 1961, the total amount of the
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OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

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Orangeburg, New York 10962

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In view of this, please plan on having a representative of Continental Manor present at our next meeting, February 13, 1974, so that the issue of fees may be finally determined.

Yours truly,

AGA/sf
CC: New Windsor Planning Board

ANTHONY G. AUSTRIA, JR.

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

January 7, 1974

Town of New Windsor Planning Board
Re: Continental Manor - Final Utilities and Site Plans

I have reviewed the final plans for Continental Manor and make the following comments.

1. Drainage - The method of design used is the one recommended by the Soil Conservation Service. This method is generally conservative for small drainage basins such as this one, and internal pipe sizes are therefore larger than adequate. The retention pond will allow use of the existing discharge culverts under the railway and therefore the maximum flow at any time will not be increased over the present maximum flow.
2. Sanitary Sewers - The run between manhole nos. 2 and 3 has an error in slope. All other inverts and slopes check out.
3. Water - The hydrant and valve layout, and pipe sizes comply with the code requirements.
4. Site Plan - Lighting, landscaping, fencing along the railroad, and internal circulation are adequately provided, but I would suggest the following additions to the recreation plan.
 - A. Provide at least one more tennis court.
 - B. Provide a minimum of two equipped tot lots (swings, slides, climbers, etc.)

I recommend final approval be granted subject to the above changes and Health Department approval of sanitary and water services.

Bernard Kessler

KARTIGANER
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE 12550 PHONE: (914) 562-4391

ASSOCIATES, P.C.

21 December 1973

Mr. Theodore F. Marsden, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

SUBJECT: CONTINENTAL MANOR DEVELOPMENT: OFF-SITE
STORM DRAINAGE

Dear Mr. Marsden:

This is in reply to your request of 20 December 1973 concerning a proportionate cost breakdown for off-site drainage for the above referenced project.

In order to provide this breakdown, we have estimated the cost of improvements to downstream drainage, based on a 50-year storm frequency, and have estimated the effect of the proposed development on existing and proposed drainage systems assuming that the proposed retention basin within the development would not be constructed. The basis of the estimation of the effect of the proposed development was net increase in volume at the point of discharge on the easterly side of the Erie Railroad. By using both the Rational and SCS methods of calculation, we have calculated a net increase in volume at that point of approximately 55 CFS (cubic feet per second).

To facilitate cost estimates, and to take into consideration the inadequacies of existing systems, we have taken the proposed improvements in two sections. The first section, running easterly from Route 32 to the Lannis Avenue culvert crossing, consists of the following:

1. 1600 L.F. of channel improvement;
2. 350 L.F. of embankment and riprap.

The estimated construction cost for this section is \$30,000. Based on the net increase in volume to be contributed by the Continental Manor development, their share for this portion of the work would be 11%, or \$3,300.

The second section, easterly from the Lannis Avenue crossing, under Willow Lane to St. Anne Drive, consists of the following:

- 1.) 80 L.F. of (65" x 40") pipe arch;
- 2.) 80 L.F. of (81" x 59") pipe arch;

Mr. Theodore F. Marsden

-2-

21 December 1973

- 3.) 40 L.F. of (117" x 79") pipe arch;
- 4.) 45 C.Y. of concrete for head walls;
- 5.) 2900 L.F. of channel improvement.

The estimated cost of improvements in this area is \$65,000. The percentage considered applicable to Continental Manor in this section is 6%, or \$3,900.

The costs estimated above are based on installation by Town Highway Department forces, and include restoration of surfaces where applicable. These costs are also based on removal of the existing systems at Willow Lane and replacement with a larger structure, and augmentation of the existing Lannis Avenue culvert crossing with two similar sized culverts.

In summary, therefore, the estimated total project costs are \$95,000, of which \$7,200 is considered applicable to the Continental Manor development. This would leave \$87,800 as the Town's share of the cost of improvements. We trust this information will be useful to the Planning Board in their consideration of the improvement of downstream drainage facilities in that area of the Town, and if there should be any further questions, please do not hesitate to contact this office.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

By: 

Frank J. Valdina, Jr., P.E., L.S., CEC
Vice President

cc: Mr. Joseph Tallarico, Planning Board Chairman
FJV:la

Memo

FROM:

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

TO:

Mr. Michael Mendell
1373 Broad Street
Clifton, New Jersey

DATE:

October 12, 1933

SUBJECT:

Engineering Fees

FOLD HERE

Gentlemen:

Engineering fee for Continental Manor

\$15.00

Respectfully,

Joseph Tallarico
JOSEPH TALLARICO
CHAIRMAN

~~LOUIS SCHLEINGER~~
~~COMPANY~~
PAID
Chk 132
15.00 10/16/33
Gynn Phil

JT/s

by _____

Shirley
Town of
New Windsor



COUNTY OF ORANGE / Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Commissioner

REUBEN TIZES, M.D., M.P.H., D-P.M.(P.H.)

Asst. Com. for Environmental Health
MATTHIAS SCHLEIFER, P.E.

Director of Public Health Nursing
SHIRLEY VAN ZETTA, R.N.

September 12, 1973

Supervisor & Town Board
New Windsor Town Hall
555 Union Avenue
Newburgh, New York 12550

Re: Permit to Construct
Sewer District #11A
(Continental Manor)
Town of New Windsor

Gentlemen:

Plans and specifications for the sewers to serve Sewer District #11A (Continental Manor), Town of New Windsor, have been approved by this Department on this date.

Please note carefully the conditions of this permit, and in particular Condition #9 which requires Departmental notification prior to commencement of construction.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:RS:sif

Enclosure

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
PERMIT TO CONSTRUCT A WASTE DISPOSAL SYSTEM

This permit is issued under the provisions of Article 12 of the Public Health Law and 10 NYCRR 73.

1. Name of Permittee: Town of New Windsor	2. Location of Works (C,V,T): Town of New Windsor	3. County: Orange	4. Entity or Area Served: Sewer District #11A (Continental Manor)
--	--	--------------------------	---

By initiating construction of the approved works, the permittee accepts and agrees to abide by and conform with the following:

1. THAT the construction permit shall be maintained on file by the permittee.
2. THAT the permit is revocable or subject to modification or change pursuant to Article 12 of the Public Health Law.
3. THAT the facilities shall be fully constructed and completed in compliance with the engineering report, plans and specifications as approved.
4. THAT the facilities shall not be placed in operation until construction has been completed and an operation permit has been issued, or unless ordered to be operated by the Commissioner or by a Court.
5. THAT the construction of the facilities shall be under the supervision of a person or firm qualified to practice professional engineering in the State of New York under the Education Law of the State of New York, whenever engineering services are required by such law for such purposes.
6. THAT where such facilities are under the supervision of a professional engineer, he shall certify to the Department and to the permittee that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the approved engineering reports, plans, specifications and permit.
7. THAT the construction of the facilities shall commence by September 12, 1974 and be fully completed by September 12, 1975. This condition relates only to the efficacy of this permit and is not intended to modify or waive orders issued by the Orange County Commissioner of Health or requirements to meet the provisions of the Orange County Sanitary Code or other applicable codes and ordinances.
8. THAT the leakage outward or the infiltration shall not exceed 250 gallons per inch of sewer pipe diameter per mile per day for any section of the collection system including manholes.
9. THAT construction of these works will not be commenced without first notifying the Orange County Department of Health, in writing, as to the date of start of construction and naming the engineer or engineering firm responsible for the supervision of construction in accordance with Condition #5.

ISSUED FOR THE STATE COMMISSIONER OF
ENVIRONMENTAL CONSERVATION

DATE

9/12/73

M. J. Schleifer
Designated Representative
M. J. Schleifer, P.E., Assistant Commissioner
Orange County Dept. of Health, Goshen, N.Y. 10924
Yellow - File (LHO or DHO)

Distribution: White - Applicant
Pink - Central Office

[illegible]

3,700 L.F. of 8" dia A.C. pipe, E.S.

3,350 L.F. of 12" dia A.C. pipe, E.S.

30 precast SMH

1/13



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

August 21, 1973

Mr. Mike Mendell
Vice President
Lynn-Phil Company
1373 Broad Street
Clifton, New Jersey 07013

Dear Mr. Mendell:

Please be advised that the Town Board has granted your extension for site plan approval for a period of one year. This has been approved by the Town Board at the meeting of 15 August and a copy is being sent to the Planning Board for their official notification.

Thank you for your cooperation in this matter.

Respectfully,

Theodore F. Marsden
THEODORE F. MARSDEN
Supervisor

TFM/km
cc: Town Clerk
Planning Bd.
Planning Bd. Att'y

CC v/B
P/B
6/10/73
Continental - Marshall

August 10, 1973

Re: Continental Manor
Town of New Windsor

Kartiganer Engineers
555 Route 94
Newburgh, New York 12550

Gentlemen:

We have reviewed the application and plans for the above mentioned sewer extension.

Attached are our comments based on technical review for your consideration.

We are retaining the application and one copy of the plans and engineer's report for our files and returning the balance of the submission to you.

Further consideration of this application is withheld pending receipt of your comments and/or revised plans.

Very truly yours,

John G. Bjorklund, P. E.
Senior Public Health Engineer
Bureau of Environmental Engineering

cc: Town of New Windsor
File



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

August 2, 1973

Romano & Cohen, Counselors at Law
Pre Plaza
Orangeburgh, New York 10962

Gentlemen:

RE: Continental Manor

Enclosed find copy of bill in the amount of
\$12.16 from the Evening News for legal Ad published
July 28, 1973. A copy of legal ad is also enclosed.

The other charge will be \$25.00 payable to
Shirley Hassdenteufel for recording of Public Hearing.

Respectfully,
Joseph Tallarico
JOSEPH TALLARICO
Chairman

JT/sh
Enc.



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

RE: Arthur W. Nalbandian & Richard Parseghain
Property

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 563-8808

Shedden, James F. & Carrie
Temple Hill Road RD#2
New Windsor, New York 12550

Shepro, Larry & Elizabeth
Vails Gate, New York 12584

Erie Lackawanna RR Company
% David A. Leech
112 Prospect Avenue S.E.
Cleveland, Ohio

St. Josephs Socceity of New York Inc.
RD 4 Windsor Highway
New Windsor, New York 12550

Central Hudson Gas & Electric
% Tax Agent
South Road
Poughkeepsie, New York

Shepro, Louise
Temple Hill Road RD#2
New Windsor, New York 12550

Maharay, Arthur O. Jr.
RD 4 Windsor Highway
New Windsor, New York 12550

Pavlik, Ernest T. & Mildred K.
Temple Hill Road RD#2
New Windsor, New York 12550

Kumstor, Rose Bluckert
RD#3 Route 300 N. Plank Rd.
Newburgh, New York 12550

DiPaolo, Dante A. & Eleanor
RD2 Union Avenue
New Windsor, New York 12550

Respectfully submitted,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

This is a photostatic copy of a list that was made for you
on June 29, 1972.

INVOICE

THE EVENING NEWS

A Member of the Gannett Group

PHONE: (914) 561-3000

NEWS BUILDING, 85 DICKSON ST. • NEWBURGH, N. Y. 12550

Town of New Windsor
 Town Hall
 555 Union Avenue
 Newburgh, New York 12550

July 30, 1973

CUSTOMER ORDER NO.	DATE SHIPPED	SHIP VIA	TERMS	SALESMAN	INVOICE DATE
QUANTITY	DESCRIPTION			UNIT PRICE	AMOUNT
	Legal Notice re: Site Plan- Continental Manor Published 1 time 38 lines July 28 <u>PURCHASE ORDER NO: 9404</u>				\$ 12 16

8/2/73



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

July 20, 1973

Romano and Cohen, Esqs.
Prel Plaza
Orangeburg, New York 10962

Re: Continental Manor

Gentlemen:

In reference to yours of July 3, 1973, regarding the above proposed sub-division, please be advised that, in my opinion, the sum total of Sections 239 (1), (m) and (n) of Article 12 (B) of the general Municipal Law provides for the Orange County Planning Department to review all subdivisions, zone changes, etc., which affect property lying within 500 feet of a county road or highway, among other instances. Since Continental Manor faces into the above category, it appears that the Orange County Planning Department must review the matter.

If you are not in accord with my interpretation of said Sections, please advise and I shall address myself to your objections.

Very truly yours,

AGA/sf

ANTHONY G. AUSTRIA, JR.,
Attorney for Planning Board

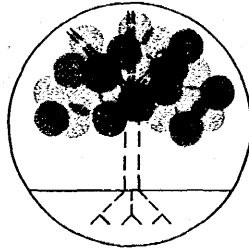
CC: Hon. Theodore Marsden
New Windsor Planning Board
Orange County Planning Board

Dear Shirley:

Please see to it that Roman and Cohen, Esq., have the information concerning the applications for Public Hearings and the fees.

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

(File No. NWT 72-52-M)

July 3, 1973

7-11-73
J

Mr. Joseph Tallarico, Chairman
% Ms. Shirley Hassdenteufel, Secretary
New Windsor Town Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Special Permit Use -
Continental Manor
County Road 59

Dear Mr. Tallarico:

We are in receipt of the above revised town house and condo/plex scheme. The plan has been re-worked considerably and an effort has been made to cluster and vary building types and parking areas as well. However, there are several items relative to this submission which need to be reviewed and shown on a revised plan.

1. There is a cluster of buildings abutting the abandoned Town road. Since this area is part of the County's right-of-way, the buildings should be setback somewhat from this line. Furthermore, the two triangular-shaped islands are located on the County's right-of-way and should be eliminated or designed to fit totally on the applicant's property. In addition, since the area between the property line and road itself could be used for play, we would suggest that a protective barrier be erected to discourage this type of activity from occurring so close to this highly and intensely traveled roadway.
2. The plan is void of small play areas. Several, conveniently located, interconnected as well, should be provided.

(File No. NWT 72-5 M)
Mr. Joseph Tallarico
Re: Continental Manor

-2-

July 3, 1973

3. Portions of the land south of the lands of Epiphany College are steep. These areas, for the most part, should be kept intact and incorporated into the natural green area.
4. No protective barrier has been provided to shield the complex from the railroad.
5. Will the townhouses be individually owned and maintained, or of the condominium type similar to the condo/plex idea?
6. Do the roads comply with the standards set by the Town? Will they be publicly or privately owned and maintained?
7. Open space maintenance and ownership need clarification. The site would make a poor choice for Town-wide recreation purposes since the area set aside is small, steep, and isolated behind a residential complex. The site could adequately serve prospective residents only.
8. County Department of Public Works' review and suggestions should be a part of subsequent submissions.
9. If available, we would like to know something about the design of the buildings and materials to be used.

We feel that the scheme presented is finally heading in the right direction. However, some modifications and changes and a review of our comments are needed. We will await your response and the submission of a revised, more detailed site plan.

Sincerely yours,



Joel Shaw
Senior Planner

JS:mj

cc: W. Price, Sr.

6-27-73

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

June 11, 1973

To: Town of New Windsor Planning Board

Subject: Continental Manor Site Plan

This new submission of a previously approved site plan shows some excellent thought in planning layout. The elimination of approximately one third of the approved units has provided a basis for clustering buildings around sizable green areas.

The only potentially troublesome area is that occupied by the ball field and the buildings to the east of the road loop. Final drawings should indicate proposed grading plan for this area and elevations of the four buildings.

Bernard Kessler

WATER, SEWER, HIGHWAY REVIEW FORM:

30 May 1973

The maps and plans for the Site Approval _____
Subdivision XXXXXX as submitted by Conger-Specter Assoc
for the building or subdivision of Continental Manor
has been reviewed by me and is approved _____ disapproved XXXXXX

If disapproved, please list reason.

No approval or disapproval can be given at this time due to insufficient information.

Submitted map does not indicate any sewage collection system.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynnam D. Marten
SANITARY SUPERINTENDENT

12/13

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

1763

May 4, 1973

5/9/73
ST

Lynn Phil Holding Company
% Louis Schlesinger Company
1373 Broad Street
Clifton, N.J. 07013

ATTN. Mr. M. Mendell
Vice President

Dear Mr. Mendell:

In reply to your letter of April 13th, 1973 requesting revision of your 281 review by the Planning Board please be advised that the Town Board at the regular meeting of May 2nd has taken the following action.

We have approved your request for the Planning Board to review under 281 for townhouses/condominiums development. This includes clustering of the townhouse on a similar basis to the original apartment contracts however, you will still be held to the number of units that would normally fit on that piece of property with regard to the type structure of building. This of course will be determined by the Planning Board at their review session.

It was further requested by the Town Board in their motion of approval that you include into any deeds of land that may subdivide or convey to anyone and this should be done as a condition of final approval by the Planning Board that the deed contains a clause which makes a mutual understanding between the parties that the transfer of land requires that they maintain the green area in cooperation with the other owners and that the signing of the deed is to be considered as a signature of an application for a park district to be formed by the Town Board in the event that the open space is not found to be properly maintained. This would be done under Article 12 of the Town Laws for special districts.

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

1763

page 2

Our main concern here is that the green space will be maintained by either the owners of the land, the condominium or jointly by the owners of the condominium and townhouses if they are sold separately.

The Town Board has also requested that we review the final plans prior to the final approval by the Planning Board.

I wish to thank you for your cooperation in this matter.

Respectfully,


THEODORE F. MARSDEN
Supervisor

TFM/km

cc: Town Clerk
Planning Bd.

" " Engineer
" " Attorney

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

April 18, 1972

Town of New Windsor Planning Board
Re: Continental Manor, Proposed Site Plan

With the third submission of a site plan for this area, it appears that we have traveled full circle, i.e., from bad planning to only slightly better, and back to bad again.

The right angle parking on the roads with straight-a-ways as long as 1,100 feet can only be called poor planning.

As I stated in my previous report, the shape of this site coupled with the unusable area on the Central Hudson easement restrict the number of buildings which can be placed on the site within the realm of good planning.

It is incumbent upon a developer to provide the maximum possible standards for safety and general welfare of the municipality and its residents, and also to provide for the maximum conservation, protection and proper use of land.

I recommend approval of the proposed site plan be denied.

Bernard Kessler

5-2-73
copies
made for
Planning Board
Town att
OK. Just

OFFICE OF
TOWN CLERK
555 Union Avenue
NEW WINDSOR, NEW YORK

Julia M. Tuckosh
Town Clerk

CLERK'S CERTIFICATE

5/9/73
SH

I, JULIA M. TUCKOSH, Town Clerk of the Town of New Windsor in the County of Orange, State of New York, HEREBY CERTIFY that the below extract of the minutes has been compared by me with the minutes of a meeting of the Town Board of the Town of New Windsor, in the County of Orange, State of New York held on the 2nd day of May, 1973 and the same is a true and correct transcript therefrom and of the whole thereof, so far as the same relates to the subject matter referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the cooperate seal of said Town, this 9th day of May 1973.

Town Seal

Julia M. Tuckosh
JULIA M. TUCKOSH
Town Clerk, Town of New Windsor

Motion by Councilman Lahey, seconded by Councilman Coutant that the Town Board of the Town of New Windsor authorize the amendment of Section 281 of the Town Law for approval for Lynn Phil Holding Company and the Town of New Windsor, pursuant to the request submitted dated April 13, 1973 by Michael Mendell, Vice President of said Company with stipulation that the green area be maintained by the owner of said Company or owners of said Company or owners of private lands by the formation of a Park District and that this be included in deeds of any property conveyed and that this be made a requirement in the final approval by the Planning Board that it be written in the deed that it is agreed that any transfer of land and/or title be understood as a signature to apply under Town Law, Article 12c for the formation of a Parkland District. Also that the Town Attorney check and advise the Planning Board Attorney regarding said action and that same be returned to the Town Board for review and approval. Roll call, all ayes. Motion carried 5-0.

CC: T-
pb✓
T/C

LYNN PHIL HOLDING CO.

c/o Louis Schlesinger Company
1373 Broad Street
Clifton, New Jersey 07013

April 13, 1973

Town of New Windsor
Municipal Building
New Windsor, New York

Attention: Mr. Ted Marsden, Supervisor

Dear Mr. Marsden:

As per our previous conversation, we are hereby applying for a revision of our agreement under Section 281.

It is our intention to file with the Planning Board for a townhouse/condominium development. Therefore, we would appreciate a letter from the Town Board allowing us to cluster the townhouses on a similar basis to the original agreement referring to apartments. Naturally, all revisions and approvals that are required by the Planning Board would be met.

Respectfully,

LYNN PHIL HOLDING CO.

Michael Mendell
Michael Mendell
Vice President (db)

MM/db

cc: Messrs. Frank A. Schlesinger
Hal Sterling
Joseph Romano

ROMANO & COHEN

Counselors at Law

JOSEPH F. ROMANO
SANFORD COHEN
RAYMOND G. COBELLI

June 29, 1972

PREL PLAZA
ORANGEBURG, NEW YORK 10962
(914) 359-3434

Mr. Joseph Tallarico, Chairman
Town of New Windsor Planning Board
Park Hill Drive
New Windsor, N.Y. 12550

Re: Continental Manor

Dear Mr. Tallarico:

As the attorney for Continental Manor, I was informed that at the Planning Board hearing last night some reference was made to the letter from the County of Orange, Department of Public Works, which letter is dated April 20, 1972 and is addressed to you.

This is to inform the Board that all of the items set forth in that letter, numbered 1 - 4, have been complied with completely by the applicant.

The item dealing with the providing of "screening or protective enclosures or barriers" has not been complied with since we are awaiting instructions from your Board as to what would be acceptable.

Please be advised that upon receipt of such instructions, the request of the County Department of Public Works will be fully complied with.

Thank you for your kind cooperation.

Very truly yours,
ROMANO & COHEN

By Joseph F. Romano
Joseph F. Romano

JFR: emb

PUBLIC NOTICE OF HEARING
BEFORE THE PLANNING BOARD
OF THE TOWN OF NEW WINDSOR

Pursuant to Section 48-34.A.(3) of the Zoning Ordinance of the Town of New Windsor, a Public Hearing will be held at the office of the Planning Board, Town Hall, 555 Union Avenue, Town of New Windsor on Wednesday the 8th day of August, 1973 at 7:30 o'clock in the evening to approve, modify and approve, or disapprove the ~~final~~ site plan of Continental Manor for proposed 362 condominium units on a site of approximately forty-one, more or less, acres situated on the easterly side of Temple Hill Road approximately 1886 feet northerly of the intersection of Erie Railroad and the easterly side of Temple Hill Road with a frontage of about 575 feet on Temple Hill Road (Old Continental Road.)

By order of the Planning Board of the Town of New Windsor, Orange County, State of New York;

Dated:

JOSEPH C. TALLARICO

Joseph C. Tallarico
Chairman

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

July 24, 1972

Town of New Windsor Planning Board

Re: Continental Manor - Utility Plan

The general layout of the water mains, sewer mains, and storm drainage for this project is a satisfactory one which meets good design criteria, however the road profiles and cross-sections raise two criticisms which should be resolved.

1. Although the roads and drives are to be privately maintained, it is suggested that they all have a minimum grade of 1% to insure that no ponding occurs. It is extremely difficult to maintain a lesser grade, even with the best pavers available.

2. Again, although the main roads are to remain private, the question must be raised as to whether or not curbs should be provided. Curbs, although more expensive initially, provide much more stabilization for the edge of the pavement, than does a drainage ditch. The curbs also retain water on the pavement thus giving much better drainage flow than shaped ditches.

Bernard Kessler

Continental Manor

AGREEMENT made this 19th day of July , 1972, by and between CENTRAL HUDSON GAS & ELECTRIC CORPORATION, a domestic corporation organized and existing under the laws of the State of New York with offices at Poughkeepsie, New York, (hereinafter called "CENTRAL HUDSON"), and LYNN-PHIL COMPANY, a foreign corporation, organized and existing under the laws of the State of New Jersey, with offices at c/o Romano & Cohen, Prel Plaza, Orangeburg, New York (hereinafter called "LYNN-PHIL").

W I T N E S S E T H:

WHEREAS, LYNN-PHIL has entered into an agreement with ARTHUR W. NALBANDIAN and RICHARD PARSEGHIAN to purchase certain lands lying and being in the Town of New Windsor, County of Orange and State of New York, and more particularly described as set forth in Schedule "A" attached hereto, and

WHEREAS, CENTRAL HUDSON is the owner of four easements affecting said lands, and

WHEREAS, the parties hereto are mutually desirous of modifying and clarifying said easements.

NOW, therefore, in consideration of the mutual promises herein contained, it is agreed:

1. With respect to an easement recorded in the Orange County Clerk's Office in Liber 765, Page 452, CENTRAL HUDSON, agrees to limit the easement to its present location on and across the property described in said Schedule "A".

2. With respect to an easement (transmission lines) recorded in the Orange County Clerk's Office in Liber 1405, Page 94, and an easement (guy wire) recorded in the Orange County Clerk's Office in Liber 1689, Page 213, CENTRAL HUDSON, agrees to execute amendatory deeds of easements delineating said easement areas by metes and bounds descriptions.

3. LYNN-PHIL agrees at its sole cost and expense to furnish said metes and bounds descriptions and surveys establishing the exact lines and courses of said easements, which surveys are to be certified by a licensed professional engineer or land surveyor to CENTRAL HUDSON.

4. FURTHERMORE, as to said easement concerning the transmission lines, referred to in 2. above, CENTRAL HUDSON hereby grants to LYNN-PHIL the right to use said easement area for 165 parking spaces and recreation facilities at locations to be approved by CENTRAL HUDSON, subject to the following terms and conditions:

A. LYNN-PHIL agrees to landscape said easement and maintain said landscaping. Said landscaping plan to be approved by CENTRAL HUDSON and prepared by a licensed landscape architect. All cost associated with the landscaping, including the maintenance thereof is to be at the sole cost and expense of LYNN-PHIL; its successors, assigns or lessees.

B. LYNN-PHIL agrees to erect, construct and maintain at its sole cost and expense, protective barriers adjacent to any transmission structures located in or adjacent to the parking and recreation area constructed by LYNN-PHIL. Said protective barriers will be constructed in accordance with sound engineering principles.

C. LYNN-PHIL agrees that the permission granted herein shall in no way interfere with, obstruct or endanger any facilities of CENTRAL HUDSON constructed or to be constructed within said easement limits or interfere with the right at all times of CENTRAL HUDSON to have access to said easement area for any reason whatsoever, and LYNN-PHIL further agrees that the rights granted hereby shall in no way be deemed to affect or diminish any existing easement rights of CENTRAL HUDSON heretofore granted on said premises.

D. LYNN-PHIL further agrees to indemnify and save harmless CENTRAL HUDSON from any and all claims for damages for personal injury or for injury to property which may arise, or is alleged to arise in any manner from carrying out of said permission and that such indemnification shall apply irrespective of the negligence or alleged negligence on the part of CENTRAL HUDSON, its agents or employees.

5. With respect to an easement (proposed gas line) recorded in the Orange County Clerk's Office in Liber 1483, Page 89, CENTRAL HUDSON agrees to quit claim said easement rights to LYNN-PHIL in consideration of the sum of THREE THOUSAND SEVEN HUNDRED and 00/100 (\$3,700.00) DOLLARS. Said amount to be due and payable 90 days after the commencement of construction, but no later than December 31, 1972.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

CENTRAL HUDSON GAS & ELECTRIC CORPORATION

By 
 Secretary

LYNN-PHIL COMPANY

By 
 Vice-President

STATE OF NEW YORK)
 : ss.:
COUNTY OF DUTCHESS)

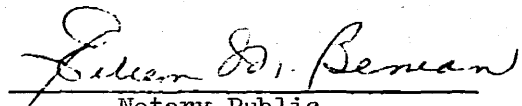
On the 19th day of July , 1972, before me personally came
JOSEPH F. FURLONG to me known, who being by me duly sworn, did depose and
say that he resides at 19 Hornbeck Ridge, Poughkeepsie, New York
that he is the Secretary of CENTRAL HUDSON GAS & ELECTRIC CORPORATION,
the corporation described in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed to said instrument is
such corporate seal; that it was so affixed by order of the Board of Directors of
said corporation and he signed his name thereto by like order.


Notary Public

BERNARD J. ADAMS
NOTARY PUBLIC, STATE OF NEW YORK
RESIDING IN ORANGE COUNTY
COMMISSION EXPIRES MARCH 30, 1974

STATE OF *New York*)
 : ss.:
COUNTY OF *Rockland*)

On the 24 day of *JULY* , 1972, before me personally came
MICHAEL MARDELL to me known, who being by me duly sworn, did depose
and say that he resides at *65 MAYFLOWER DR., TENAFLY, N.J.*
that he is the *VICE PRESIDENT* of LYNN-PHIL COMPANY, the company described
in and which executed the foregoing instrument; that he knows the seal of said
corporation; that the seal affixed to said instrument is such corporate seal;
that it was so affixed by order of the Board of Directors of said corporation
and he signed his name thereto by like order.


Notary Public

HELEN M. BENHAM
Notary Public, State of New York
Residing in Rockland County
Commission Expires March 30, 1972

Memo FROM:

OFFICE OF THE SUPERVISOR

THEODORE F. MARSDEN

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

PHONE 565-8800

TO:

Joseph Romano, Esq.
Prel Plaza
Orangeburg, New York 10962

DATE: April 20, 1972

SUBJECT:

—FOLD HERE—

Dear Mr. Romano:

Please be advised that the Town Board has approved the resolution which will authorize the Planning Board of the Town of New Windsor to review the Continental Manor Development under Article 281 of the Town Law. Please have your attorney submit to Mr. Maharay a proposed contract stating the conditions of this approval.

Please contact the Planning Board for any necessary requirements that they may have.

Respectfully,

Theodore F. Marsden
THEODORE F. MARSDEN
Supervisor

TFM/pd

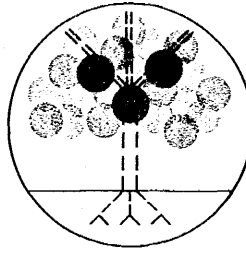
cc: Town Clerk

Planning Board ✓

Arthur O. Maharay, P.O. Box 78, New Windsor, N.Y. 12550

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

May 25, 1972

Mr. Joseph Tallarico, Chairman
Town of New Windsor Planning Board
Park Hill Drive
New Windsor, New York 12550

RE: Special Permit Use - Continental Manor
(County Road 59)

Dear Mr. Tallarico:

This office is in receipt of the above submission in accordance with the provisions of Sections 239 L and M of the General Municipal Law. Our comments on the revised plan are as follows:

1. The revised proposal before the Planning Board is for the development of 504 apartments, not townhouses, on about 40 acres of land. The proposed density is about 12.6 dwellings units per acre, higher than the original proposal which had a density of about 8.4 dwelling units per acre.
2. There are several inconsistencies between the requirements of the RC District Multi-Family Residences (over 5 acres) and aspects of the site plan. They include the following:
 - a. The Town requires usable open space/DU to be 1200 square feet. For 504 units, a total of about 14 acres of usable open space should be provided. The plan provides only 1.3 acres of open space (pool and recreation area) exclusive of the easterly portion of the site which is vacant and has not been put to any specific use.
 - b. Building lengths should be 52 feet. The plan provides for buildings 150 and 160 feet in length.

Re: Continental Manor

- c. There should be 4 apartments per building all with direct entrances to the exterior from each apartment. The plan provides for 12 apartments per building with indirect entrances to the exterior.
3. The plan provides 25 foot roadways. These should be at least 30 feet on all minor, internal roads and 35 feet on the main roadway. Also, points of egress onto the County road should be at least 75 feet wide by 200 feet long separated by a landscaped median (about 150 feet in length) to separate and accommodate two way traffic.
4. The pool and recreation area should be interrelated to the entire site and not be so isolated as shown. Pedestrian access to the recreation area or areas should follow open space corridors and walkways.
5. Several buildings and parking areas abut and are within the Central Hudson Gas and Electric easement which traverses the site. Your Board should get assurance from Central Hudson that the buildings and parking areas can be located as shown on the plan.
6. A portion of the site south of the lands of Epiphany Apostolic College is quite steep. Buildings and parking should not be allowed in this area.
7. The distance between the railroad right-of-way and the proposed road should be increased to about 10 to 15 feet to allow for a protective barrier (fence and plantings) to be installed.
8. Will the roads be publicly or privately maintained?
9. Two of the road intersections jog slightly. This is undesirable and should be changed.
10. The entrances to the parking area near the pool and recreation area and its relation to the road system in the area could present some problems in terms of closeness, turning, and safety in general. Also, one of the parking areas (southern corner near railroad r-o-w) exits onto a curving road. The location is unsafe and should be changed.

May 25, 1972

Re: Continental Manor

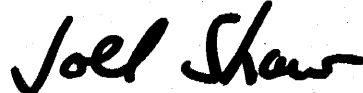
11. The applicant has not provided water and sewage disposal facilities. We assume, therefore, that it will be possible to tie into the municipal water and sewer systems.
12. The applicant should submit a plan with the appropriate information to the Orange County Department of Public Works for review.

The rendering which accompanied the site plan was quite attractive. However, there are a number of questions which need to be clarified. This should result in a resubmission incorporating some of our suggestions as well as those of the Town Planning Board. We think that the plan should include more open space and break-up the row-like appearance of buildings and parking.

We are, therefore, withholding the granting of our approval until we receive a revised site plan and answers to the questions posed in this letter.

Should your Board or the applicant have any questions concerning our comments, please do not hesitate to contact me.

Very truly yours,



Joel Shaw
Senior Planner

JS/bd

cc: William Price, Sr., O.C.D.P.W.
Rotwein and Blake, Architects
Harry Cotant, Central Hudson

THIS AGREEMENT made this day of May, 1972, by and between the TOWN OF NEW WINDSOR, a municipal corporation organized and existing under the laws of the State of New York, with offices at Union Avenue, New Windsor, New York, hereinafter called the "Town," ARTHUR NALBANDIAN and RICHARD PARSEGHIAN, the owners of certain real property, hereinafter called the "Owners," and LYNN PHIL COMPANY, a corporation of the State of New Jersey with offices at c/o Romano & Cohen, Prel Plaza, Orangeburg, New York, hereinafter called the "Contract Purchaser."

W I T N E S S E T H:

WHEREAS, the Contract Purchaser and the Owners have entered into a contract for the sale by the Owners to the Contract Purchaser of the real property described in Schedule A and hereto attached, and

WHEREAS, the Contract Purchaser has submitted written application to the Town Board for implementation of Sec. 281 of the Town Law, and

WHEREAS, the Town Board has, by resolution dated the 3rd day of May, 1972, approved said application, provided the Owners and the Contract Purchaser comply with the terms of this agreement, and

WHEREAS, the Contract Purchaser is desirous of obtaining a municipal water source for said real property, and

WHEREAS, the Town Board finds that, subject to the terms and conditions set forth herein, the implementation of Sec. 281 of the Town Law will encourage flexibility of the design and development of the land so as to permit the most appropriate uses and facilitate adequate and economical use of the streets and facilities and preserve the natural scenic quality of open lands, and

WHEREAS, it is advantageous and expeditious to have municipal water servicing the improvements in said land,

NOW, THEREFORE, in consideration of the mutual promises herein contained, it is agreed:

1. That the Owners or Contract Purchaser may develop the land by the erection of structures as the same are set forth on a partial site plan entitled "Proposed Garden Apartments, Vails Gate, New Windsor, New York, Continental Manor," made by D. S. Rotwein and Edward Blake of Union, New Jersey, dated April 11, 1972 and revised May 8, 1972, employing an average density factor, provided that the number of units shall not exceed the number which could be permitted in the Planning Board's judgment if the land was subdivided into lots conforming with the minimum lot size and density requirements of the Zoning Ordinance applicable to the district in which such land is situated.

2. That bulk and parking regulations to be applicable to this development shall be as follows:

<u>For</u> <u>Minimum Required</u>	<u>RO Districts</u> <u>Multi-Family Residences</u> (over 5 acres)
Lot area, square feet	
Total	5 acres
Per dwelling units	3,000
Lot width, feet	150
Lot width, depth	150
Front yard, feet	30 except as re-
One side yard, feet	8 quired by New
Both side yards, feet	16 York State
Rear yard, feet	100 Building Code

<u>For</u> <u>Minimum Required</u>	<u>RC District</u> <u>Multi-Family Residence</u>
Livable floor area/DU	
Square feet	600
Off-street parking spaces/DU	1-1/2
Usable open space/DU	
Square feet	1,200

For
Maximum Permitted

Building height
Stories
Building coverage
Building length, feet

RC Districts
Multi-Family Residence
per 750 DUs

At least 1 vehicular entrance
2-1/2
20
160

Four apartments per building
Underground utilities
Concealed T.V. antennae
Direct entrance to exterior
from each apartment
Fire walls every 62' - no more
than 4 apartments between
fire walls.

3. Changes in the details as shown on said plan shall be made only with the consent of the Planning Board of the Town of New Windsor and no increase in the number of units shall be made without the consent of the Town Board of the Town of New Windsor.

4. The open areas as delineated on the aforesaid plan, or any plan finally approved by the Planning Board of the Town of New Windsor, shall be maintained in their natural state to preserve the natural scenic quality of the area as aforesaid.

5. The Town will cause to be prepared a map, plan and report for the purpose of providing water to the premises in accordance with Article 12-A of the Town Law of the State of New York. Such map, plan and report shall not exceed the cost of the sum of \$1700 and the Owners or Contract Purchaser shall pay the full amount or shall pay such sum as required upon request of the Town. Payment by the Owners or Contract Purchaser shall be a condition precedent to the authorization for actual preparation of such map, plan and report.

6. If such map, plan and report indicate the installation of a water supply system for the aforesaid premises to be feasible to both the Town and the Owners and Contract Purchaser, and the Owners and Contract Purchaser agree to proceed in accordance with the same, then the Town will immediately proceed to hold

a public hearing, pursuant to the provisions of Article 12-A as aforesaid, to form either a water district or an extension thereof and, if the criterion for the establishment of a water district or an extension of a district be met, to form the same.

7. This agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties, and the same shall be recorded in the Office of the Clerk of the County of Orange.

8. This agreement shall be interpreted in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

TOWN OF NEW WINDSOR

By _____

Arthur Walbandian, Owner

Richard Parseghian, Owner

LYNN PHIL COMPANY

By _____

STATE OF NEW YORK:

ss.

COUNTY OF ORANGE :

On the day of May, 1972, before me personally came THEODORE F. MARSDEN, to me known, who, being by me duly sworn, did depose and say that he resides at 15 Hearthstone Way, New Windsor, New York; that he is the Supervisor of the Town of New Windsor the municipal corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporat seal; that it was so affixed by order of the Town Board of said corporation; and that he signed his name thereto by like order.

STATE OF NEW YORK:

ss.

COUNTY OF ORANGE :

On the day of May, 1972, before me personally came ARTHUR NALBANDIAN and RICHARD PARSEGHIAN, to me known to be the individuals described in, and who executed, the foregoing instrument, and acknowledged that they executed the same.

STATE OF

ss.

COUNTY OF

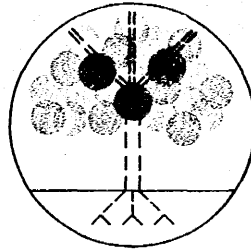
On the day of May, 1972, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at ; that he is the of LYNN PHIL COMPANY, the corporation described in, and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that he signed his name thereto by like order.

SCHEDULE "A"

BEGINNING at a point shown by an iron pipe at the junction of the center line of Old Continental Road with the northerly side of a stone wall which is the southerly boundary of a lane along the northerly line of land now or formerly of Rose Bruckert: running thence along the northerly side of said stone wall along said lands now or formerly of Bruckert, South $83^{\circ} 15' 33''$ East 615.54 feet to an iron pipe set at the junction of last mentioned stone wall with a stone wall running northeasterly along the northwesterly and northerly line of lands of the Erie Railroad Company; thence along the northerly side of said stone wall the following three courses and distances, all points along said wall being 33.00 feet northwesterly and northerly from the center line of the right of way of the Erie Railroad Company: (a) North $35^{\circ} 28'$ East 790 feet to a point of curve; (b) Northeasterly on a curve to the right having a central angle of $29^{\circ} 39'$ an arc distance of 1010 feet to a point of compound curve; (c) Northeasterly on a curve to the right having a deflection of $2^{\circ} 00'$ an arc distance of 237 feet to a point; thence still along the northerly side of said stone wall along the northwesterly and northerly line of lands of the Erie Railroad Company the following two courses and distances: (a) Northeasterly 111.6 feet to a point distant 82.5 feet northwesterly from the center line of the right of way of the Erie Railroad Company measured at a right angle to said center line; (b) northeasterly on a curve to the right having a deflection of $2^{\circ} 00'$ all points along said curve being 82.5 feet northwesterly and northerly from the center line of the right of way of the Erie Railroad Company an arc distance of 560 feet to a stone wall along the westerly line of land now or formerly of George Pares; thence North $25^{\circ} 28' 46''$ West 403.30 feet to an iron pipe in a stone wall the southerly boundary of lands now or formerly of Arthur O. Maharay; thence South $70^{\circ} 24' 55''$ West and along said stone wall (the southerly boundary of lands now or formerly of Maharay, Ephiphany Apostolic College, Shedden and Shepro) for 2615.39 feet to a "T" mark on a boulder; thence South $15^{\circ} 09' 50''$ West 290.48 feet to an iron pipe; thence South $76^{\circ} 41' 30''$ West 201.60 feet to an iron pipe in the center line of Old Continental Road; thence along said center line of Old Continental Road, South $15^{\circ} 20'$ East 17.54 feet to an iron pipe; thence still along said center line of Old Continental Road, due south 264 feet to an iron pipe; thence still along said center line of said road, south $6^{\circ} 50'$ east 321 feet to the point of beginning.

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

March 2, 1972

Mr. Joseph Tallarico, Chairman
Town of New Windsor Planning Board
Park Hill Drive
New Windsor, New York 12550

RE: Special Permit Use - Continental Manor
(County Road 59)

Dear Mr. Tallarico:

We are in receipt of the above application and have made our preliminary review in accordance with the provisions of Sections 239 L and M of the General Municipal Law. Our comments are as follows:

1. According to the Town's preliminary land use plan, the area is designated as Suburban Medium density with a range of 2.6 to 7.0 dwelling units per acre. The proposal before your Board calls for 337 units on 40 acres with a density of about 8.4 dwelling units per acre. The density should, therefore, be reduced somewhat (as changes and revisions are made, the density could be lowered).
2. The maximum building length under the revised townhouse residence requirement is 100', which would limit the number of building groupings to 5. Almost all of the buildings exceed the maximum permitted length. Building length is only a matter of local concern and we have no objection to longer buildings if the front setbacks are jogged.
3. There appears to be a distortion between the configuration of the property as drawn and the actual tax map configuration of the lot. The question of whether or not there is a strip of land between the property line and the County road should be clarified.
4. The plan does not show the existing barn on the premises which we assume will be removed.
5. Buildings #17, 18, and 19 are located in areas where the slope is about 30%. These areas should remain intact and incorporated into the open space area.

March 2, 1972

RE: Special Permit Use - Continental Manor


6. Buildings #6 through #14 are too close to the Erie Lackawanna Railroad. This could pose a noise and safety problem which could interfere with certain activities of residents such as children at play. We suggest that the distance between the buildings and railroad right-of-way be significantly increased and that a protective barrier (fence and plantings) be installed and shown on the plan. The distance between the County road and buildings #1, 2 and 3 should also be increased. In its present form, a protective barrier would be needed.
7. Consideration should be given to improving and extending Old North Road along what appears to be an abandoned right-of-way. This would provide a connection between Route 32 and County Road 59.
8. Will the roads be publicly or privately maintained?
9. The short, dead-end streets should be provided with turn-arounds.
10. Parking should not be permitted off the main entrance onto the County road. In addition, parking on the main internal road should not be allowed. An alternative arrangement should be developed.
11. The Central Hudson Gas and Electric easement should be utilized and be a part of the open space area. Also, based upon your standard of 871 square feet of open space, a minimum of 6.7 acres of open space should be required. The applicant has provided approximately 6.7 acres of open space exclusive of the easement. However, the open space should be distributed and interspersed throughout.
12. The turn-around between buildings #13 and #14 should be relocated to the end of the roadway.
13. Although the applicant is providing central water and sewage disposal facilities, it may be possible to tie into or extend the Town of New Windsor Water and Sewer districts to include this proposal.
14. Since the project has direct access onto a County road, the applicant should submit plans to the County Department of Public Works for review.

Your Board should require the applicant to rework and resubmit a plan which clusters buildings and parking, employs and intersperses landscaping and open space in convenient and usable locations along with walkways, and considers the above mentioned comments.

Should you have any question concerning our comments, please feel free to contact me.

We await the next submission.

Very truly yours,



Joel Shaw
Senior Planner

JS/bd

cc: Daniel Lisack, O.C.D.P.W.
Martin, Gebhardt, & DiPaola

1) Lynn Phil Company
c/o Romano & Cohen
Prel Plaza
Orangeburg, NY
(10962)

2) Kessler

AGREEMENT made this day of May 1972, by and between
the TOWN OF NEW WINDSOR, a municipal corporation organized and existing
under the laws of the State of New York, with offices at Union Avenue, New
Windsor, New York, hereinafter called the "Town", ARTHUR NALBANDIAN and
RICHARD PARSEGHIAN, the owners of certain real property, hereinafter called
the "Owners", and LYNN PHIL COMPANY, a corporation of the State of New
Jersey with offices at c/o Romano & Cohen, Prel Plaza, Orangeburg, New
York, hereinafter called the "Contract Purchaser".

WHEREAS, the Contract Purchaser and the Owners have entered into a contract for the sale by the Owners to the Contract Purchaser of the real property described in Schedule A and attached hereto, and

WHEREAS, the Contract Purchaser has submitted written application to the Town Board for implementation of Sec. 281 of the Town Law, and

WHEREAS, the Town Board has, by resolution dated the day of 1972, approved said application, provided the Owners and the Contract Purchaser comply with the terms of this agreement, and

FINDINGS

The Town Board finds that such approval will help and encourage flexibility of the design and development of the land so as to permit the most appropriate uses of the land and will facilitate adequate and economical use of streets and facilities and preserve the natural scenic quality of open lands, specifically in the area where the proposed park will abut the green areas of the Epiphany Apostolic College.

NOW, THEREFORE, in consideration of the mutual promises herein contained, it is agreed:

1. That the Owners or Contract Purchaser may erect the

proposed structures as shown on the attached plan, on the premises described in Schedule A, employing an average density factor, provided that the number of units shall not exceed the number which could be permitted in the Planning Board's judgment if the land was subdivided into lots conforming with the minimum lot size and density requirements of the Zoning Ordinance applicable to the district in which such land is situated.

2. That bulk and parking regulations to be applicable to this development shall be as follows:

For <u>Minimum Required</u>	RO Districts <u>Multi-Family Residences</u> (over 5 acres)
Lot area, square feet	
Total	5 acres
Per dwelling units	3,000
Lot width, feet	150
Lot width, depth	150
Front yard, feet	30 except as re-
One side yard, feet	8 quired by New
Both side yards, feet	16 York State
Rear yard, feet	100 Building Code

For <u>Minimum Required</u>	RC Districts <u>Multi-Family Residence</u>
Livable floor area/DU	
Square feet	600
Off-street parking spaces/DU	1-1/2
Usable open space/DU	
square feet	1,200

For <u>Maximum Permitted</u>	RC Districts <u>Multi-Family Residence</u> per 250 DU's
Building height	At least 1 vehicular entrance
Stories	2-1/2
Building coverage	20
Building length, feet	160
	Four apartments per building
	Underground utilities
	Concealed T.V. antennae
	Direct entrance to exterior from
	each apartment
	Fire walls every 62' - no more
	than 4 apartments between
	fire walls.

3. This agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties.

4. This agreement shall be interpreted in accordance with the laws of the State of New York.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

TOWN OF NEW WINDSOR

By _____

Arthur Nalbandian, Owner

Richard Parseghian, Owner

LYNN PHIL COMPANY

By _____

STIPULATION

WHEREAS Continental Manor has heretofore made application for site development plan approval by the Town of New Windsor Planning Board for a certain condominium development, and;

WHEREAS the Planning Board of the Town of New Windsor has reviewed the said application and other relevant material presented by Continental Manor, and;

WHEREAS the Planning Board of the Town of New Windsor has found the aforesaid material to be satisfactory, and;

WHEREAS the Planning Board of the Town of New Windsor has granted final approval of the aforesaid site development plan upon the terms and conditions hereinafter set forth and;

WHEREAS Continental Manor will install and maintain all underground water and sewer facilities, and;

WHEREAS Continental Manor agrees to provide a master water meter for the subject premises and;


WHEREAS the Town of New Windsor will inspect all underground installations;

NOW THEREFORE be it stipulated as follows:

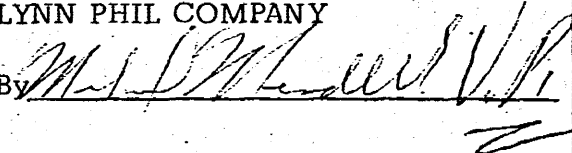
1. Continental Manor will pay the site plan fee of \$100.00 to the Town of New Windsor.
2. Continental Manor will pay the Park Land assessment fee of \$25.00 per unit, or a total of \$9,050.00.
3. Continental Manor will provide \$15,000.00 toward the resolution of the storm water drainage problem presently being experienced by the Town of New Windsor, which sum will be payable by Continental Manor to the Town of New Windsor on 30 days notice to Continental Manor, its attorney or agent, of the Town's intention to proceed with the creation of a storm water drainage district with respect to the subject premises.

4. Continental Manor agrees to continue its efforts to obtain an easement in recordable form from the Erie Lackawana Railroad Company, which said easement will permit Continental Manor to construct a drainage basin pursuant to specifications by Town of New Windsor Planning Board engineer on the property of the Erie Lackawana, which specifications are set forth in the site plan heretofore submitted to the Planning Board.
5. Continental Manor will pay an inspection fee of 4%, which fee is based on the estimated cost of the underground water and sewer facilities.
6. All of the foregoing conditions with the exception of the payment of the \$15,000.00 for the solution of the storm water drainage problem, shall be complied with prior to the issuance of any building permits.
7. The said site plan fee of \$100.00 and the Park Land assessment fee of \$9.050.00 having been paid simultaneously with the execution of this stipulation, the Planning Board of the Town of New Windsor does hereby grant final approval of the site plan development plan heretofore submitted to such Board known as "Continental Manor Town of New Windsor" and the Chairman of such Planning Board is authorized and directed to sign all plans and maps required by law or ordinance.

PLANNING BOARD OF THE
TOWN OF NEW WINDSOR

By 

LYNN PHIL COMPANY

By 



ALFRED H. PETERSON, P.E.
Commissioner

COUNTY OF ORANGE / Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-6119

April 20, 1972

Re: Continental Manor
County Road No. 59

Mr. Joseph Tallarico, Chairman
Town of New Windsor Planning Board
Park Hill Drive
New Windsor, New York 12550

Dear Sir:

We have received the above proposal and deny same until further information is shown on the plans.

These items are as follows:

1. Indicate the center line of Temple Hill Road (County Road No. 59) with offset distance to the property line.
2. Indicate all drainage, culverts etc. which are to affect the County road.
3. Provide a profile of the entrances to our road, including all culverts, drainage etc.
4. Indicate whether the proposed cuts to our road are to be public or private in nature.

This initial plan does not provide screening or protective enclosures or barriers, which can develop into unsafe areas along the County road especially.

We will review the second submission accordingly.

Very truly yours,

ALFRED H. PETERSON,
Commissioner of Public Works

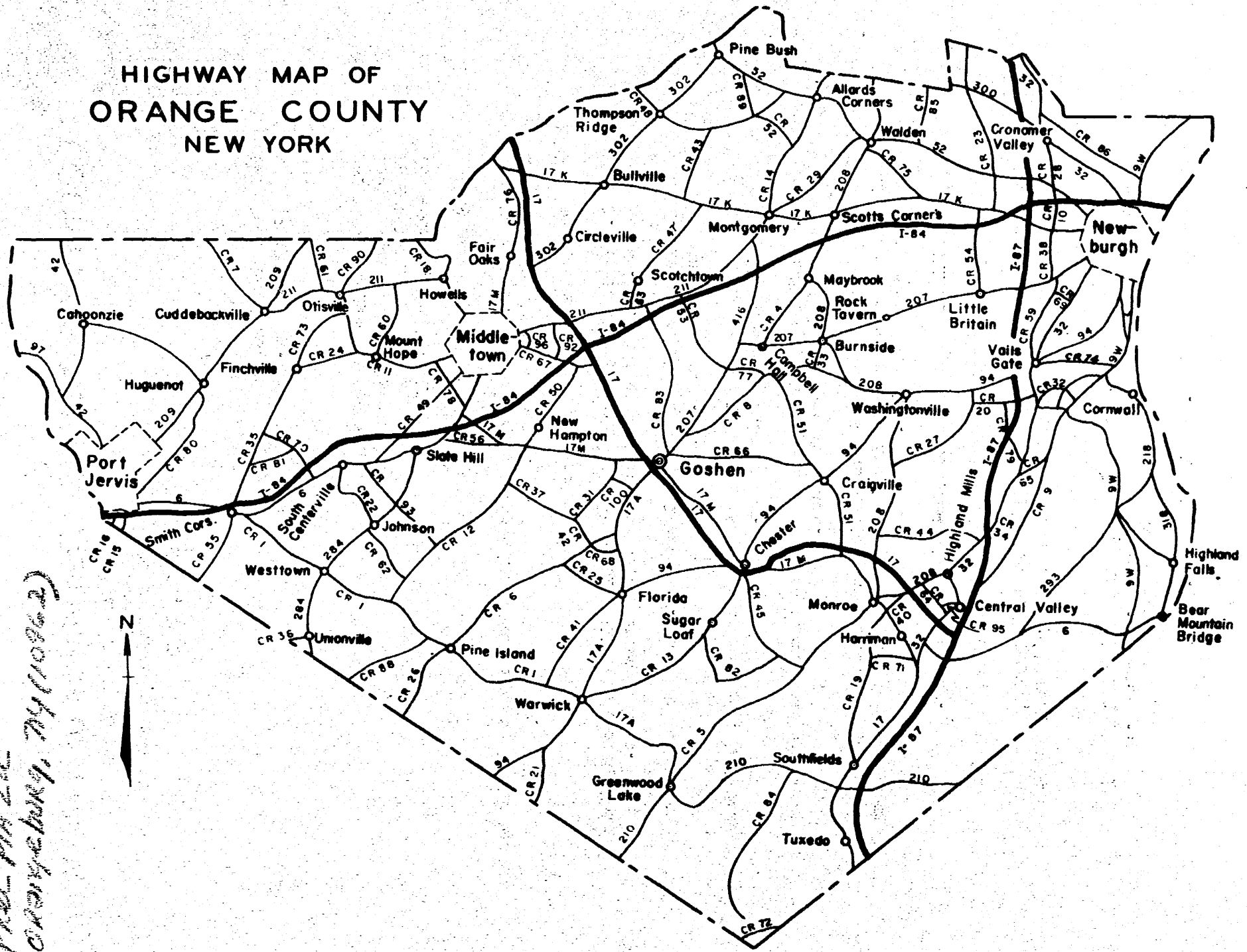
By:

William C. Price, Sr.
William C. Price, Sr.,
Senior Engineer

DGL:rmh

CC: Orange County Dept. of Planning (Mr. Shaw)

HIGHWAY MAP OF ORANGE COUNTY NEW YORK



Joseph R. R. R.
Prel. Plan 22
Orange County, NY (10962)

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval XXXXXXXXXX
Subdivision _____ as submitted by Kartiganer Engineers
for the building or subdivision of Continental Manor
has been reviewed by me and is approved yes disapproved _____

If disapproved, please list reason.

Contrattor must provide laterials or spur to property or lot line.
(not responsiblæity of town)

24 July 1972

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masters Jr.
SANITARY SUPERINTENDENT

**TOWN OF NEW WINDSOR
555 Union Avenue
565-8808**

DATE March 23, 1972

APPLICATION is hereby made for the following:

Agenda _____ **Service** _____

✓ **1. Name** Lynn Phil Company

Address c/o Romano & Cohen, Prel Plaza, Orangeburg, N.Y. 10962

Telephone number 914 359 3434

Are you the owner of the property? No - contract purchaser

✓ **2. Briefly describe intention (or attach) and location of property:**

To amend approved preliminary layout for Continental Manor of 2/15/66

3. PLANNING BOARD

_____ **Site Plan Preliminary Meeting**

_____ **Subdivision Preliminary Meeting**

_____ **Informational Meeting**

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map

_____ Variance (Notify P/B - plans if necessary)

_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed

_____ Z.B.A. action needed

_____ Site plan needed

_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

*Continental
Maror*

ACTION TAKEN:

✓ I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

LYNN PHIL COMPANY

Signed: 
Michael Mendell

By


(ADDITIONAL) Vice Pres.

Date _____

Application No. 73-39

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8808

APPLICATION FOR SITE APPROVAL

Name

(CONTINENTAL MANOR)

Address

1373 BROAD ST. CLIFTON N.J.

1. Owner of the property LYNN-Phil- Holding Co.

2. Location of the property TEMPLE HILL ROAD

3. zone area MULTY-FAMILY

4. Nature of business _____

5. Lot size: Front 4/1 AC ± Rear _____ Depth _____

6. Building setbacks: Front yard _____ Rear yard _____
Side yard _____

7. Dimensions of new building _____
Addition _____

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

M. L. Mendell

V. P. L. X. A. Phil- Holding Co.

Presubmission _____

preliminary
Final Approval _____

9/12/73

Adopted 10/5/70

Date April 12, 1972

Application No. _____

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision CONTINENTAL MARINA
2. Location TEMPLE HILL ROAD
3. Acreage 3.9 4. Number of lots _____ 5. Zoned RC
6. Name & address of subdivider Lynn Phil Wimpory
To Joseph F. Romano, P.O. Box 100, New Windsor, N.Y.
7. Name & address of record owner of land Richard P. Romano d.d.
8. Present and intended uses Multiple Family Apartments

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision, the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant _____

Preapplication approval _____
Preliminary approval _____
Final approval _____

Lynn Phil
Joseph F. Romano
Attorney

Adopted 10/5/70

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

December 17, 1971

Town of New Windsor Planning Board

Re: Continental Manor - Site Plan

The second submitted townhouse site plan for Continental Manor contains minor improvement over the original plan. The parking arrangement now shows angled parking on a divided roadway, giving a slightly greater measure of protection, but still leaving doubt as to how safe it is to back into a roadway. The visual impact is also very poor with parking in front of almost every building.

Lot sizes are still only 2200 sq. ft. as opposed to the required minimum of 2500 sq. ft. The end units of Building #32 are too near Buildings 31 and 33. The required front yard of 25 feet plus the required side yard of 15 feet should keep the buildings a minimum of 40 feet apart. There is only a 30 foot separation provided. The same comment applies to the end units of Building Nos. 37 and 40.

Much parking area is once again placed indiscriminate to building location.

Taking an overall view of the plan, it appears that although the proposed number of units is less than that allowed by the Zoning Ordinance, the configuration of the property restricts the number of structures.

I suggest that the owner have his architect prepare a new site plan combining structures through the use of both Townhouses and Garden Apartments. The street pattern should also be rearranged so that one collector street runs parallel to and just to the south of the present northernmost street. Garden Apartment Units could be located to the north of the collector street. Minor loop streets could be located to the south with townhouse clusters on them.

The owner should be reminded that the above paragraph contains suggestions only, and compliance with it does not imply that site approval will be granted. A suitable plan for the site is the responsibility of the owner's architect.

Bernard Kessler

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

November 29, 1971

Town of New Windsor Planning Board
Re: Continental Manor

Review of the first submission of the above mentioned townhouse development shows the following variations from the zoning code.

1. The maximum permitted building length under townhouse residence is 160'. Proposed building numbers 2,3,4,7,9,12,13,25,26,28,29,42, and 43 all exceed this maximum length.
2. The minimum required lot area per unit is 2500 sq. ft. Only 2200 sq. ft. per unit is indicated and this includes 400 square feet of parking area.

A general review of the plan raises the following additional points:

3. Does the developer have access to Temple Hill Road? The site plan shows a 135' wide strip of land between the property line and the road.
4. Is the proposed street to be a town road or privately maintained? In either case, I would recommend reworking the site plan so that some parking is under the buildings and the remainder to the rear of them in limited access lots. The proposed arrangement is extremely poor and also dangerous since cars will be backing out at almost every point into moving traffic lanes.
5. Two parking areas have been placed just to make up the necessary number of spaces and serve no buildings at all. These are located between Building Nos. 1 and 26, and opposite Building No. 22. All buildings should have the required spaces immediately adjacent to them.
6. In addition to the area indicated as open recreation space, (which may need grading to make it usable as such), I recommend two or three smaller "Tot Lots" in convenient locations.

I have not reviewed drainage provisions pending a resubmission of the site plan based on the above comments.

Bernard Kessler

Supervisor
Town of New Windsor

RE: Continental Manor
Density Zoning

Dear _____:

The subject tract consists of 39.5 acres in the Town of New Windsor, generally bounded by Temple Hill Road on the west, lands of Epiphany Apostolic College and others on the north and the Erie Lackawanna Railroad on the South. Various layouts of the tract were the subject of discussion with several meetings of your Planning Board and the last proposed layout submitted obtained a favorable reception from the Board.

Since the proposed development of the tract does not precisely conform with any particular zone, Messrs. Nalbandian and Parseghian, owners of the tract, have requested that I set down in writing some suggested procedures necessary in order to permit the adoption of a plan which meets with the approval of the ~~Planning Board~~ but does not undermine the recently adopted zoning ordinance. Basically, there are two methods by which this can be achieved:

by including a new zoning district

- A. An amendment to the zoning ordinance which would allow, as of right, the type of housing presently proposed.
- B. The processing of a zoning change which would rezone the tract to another zoning district and the application of Section 281 of the Town Law. *existing*

The latter procedure (B) is recommended for the following reasons:

a zoning district

1. The addition of new ~~zone~~ to the zoning ordinance so recently adopted is impolitic.
2. By the utilization of Section 281, the Town Board is in the position of deciding in each and every instance, where and when this type of housing is to be located.
3. The Planning Board has more "negotiating" room in regard to open space and other community amenities which they could not otherwise obtain.

Consequently, it is suggested that the Town Board consider rezoning the subject tract to an RC District in order to permit the total number of units shown on the plan and then apply Section 281 in order to establish the required side yards, rear yards, front yards, parking, open space and the like.

It should be pointed out that while the RC zone would permit 573 dwelling units, the maximum number of units which the owners propose is less than 400. Of this amount, 245 will be privately owned dwellings. ~~RMXXYXMX~~

For your convenience, attached is a summary of Section 281 and a suggested form of resolution.

Very truly yours,

HENRY HOROWITZ, P. E.

HH:vtm

Date.. 11/10/65

Application No.....

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision... Continental Manor
2. Location... OLD TEMPLE HILL
3. Acreage... 39.5 ±
4. Number of lots... 290-300 337 UNITS
5. Zone (if any)... None RC Town Houses
6. Name and address of subdivider:
Henry Horowitz, P.E.
Rte. 59 & Rose Rd
MAUSET, N.Y.
7. Name and address of record owner of land:
Arthur W. H. Alfranchin Bi-State Plaza, Old Tappan, N.J.
Richard Parseghian

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary layout are hereby attached.

Signature of Applicant..... Richard Parseghian

LANDS I/P. F. SHERIDAN

LANDS I/P. F. SHERIDAN

N. 70°-24'-55" E. 2015.33'

LANDS I/P. F. SHERIDAN

N. 15°-09'-50" E. 290.45'

N. 15°-20' V. 17.54'

N. 70°-45'-30" E. 201.00'

TURNPIKE HILL ROAD

DUE NORTH 264.00'

N. 60°-50' W. 321.00'

PARK 15 CARS

PARK 16 CARS

PARK 49 CARS

PARK 49 CARS

TYPICAL WALK WAYOUT

N. 55°-15'-35" W. 015.54'

PARK 24 CARS

PARK 24 CARS

PARK 66 CARS

S. 35°-28' W. 190.00'

ELIZABETH RAILROAD COMPANY

POOL & RECREATION AREA

PARK 36 CARS

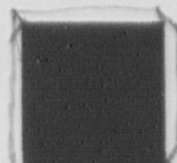
LANDSCAPED BATH ROOM

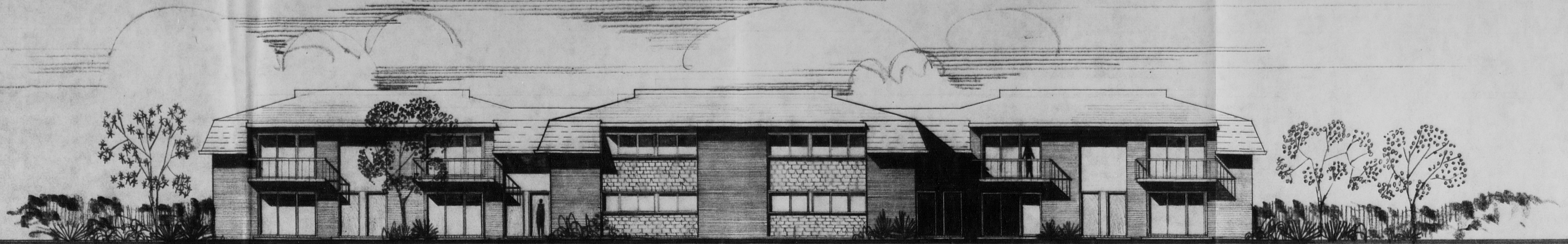
NOTE
TYPICAL TWO BEDROOM
APARTMENT BUILDING
NOTED THUS

NOTE
TYPICAL ONE BEDROOM
APARTMENT BUILDING
NOTED THUS

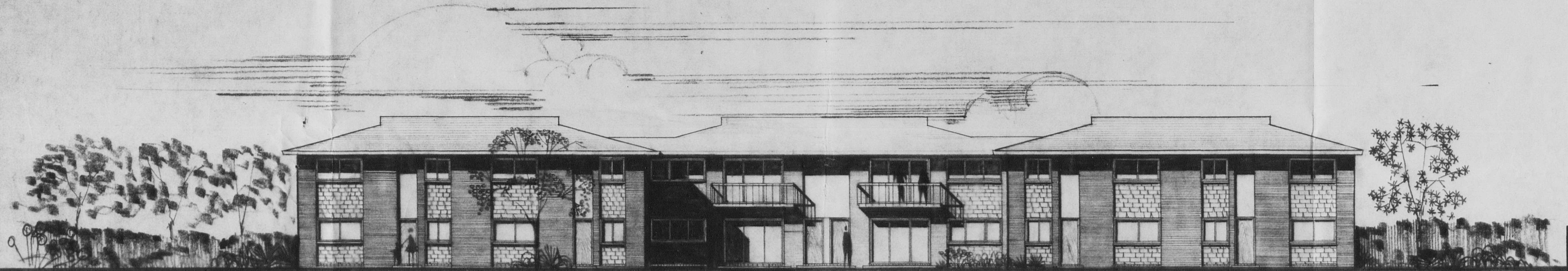
PARTIAL SITE PLAN
SCALE 1"=50'-0"

NOTE
SEE DWG. 102 FOR TABULATION
& INFORMATION

NO.	REVISION	DATE
PARTIAL SITE PLAN		
PROPOSED GARDEN APARTMENTS VAILS GATE, NEW WINDSOR, NEW YORK CONTINENTAL MANOR		
 D. S. ROTWEIN EDWARD BLAKE		
ASSOCIATED ARCHITECTS		
714 RAHWAY AVENUE UNION NEW JERSEY		
P. 7236	J.S.G. OWN BY	4-11-72 DATE
JOB NO.	CHECKED	NOTED SCALE
		DWG. NO.



TYPICAL FRONT ELEVATION
SCALE 1/8" = 1'-0"



TYPICAL REAR ELEVATION
SCALE 1/8" = 1'-0"

NO.	REVISION	DATE
ELEVATIONS		
PROPOSED		
GARDEN APARTMENTS		
VAILS GATE		
NEW WINDSOR, NEW YORK		
CONTINENTAL MANOR		
D. S. ROTWEIN		
EDWARD BLAKE		
ASSOCIATED		
ARCHITECTS		
714 RAHWAY AVENUE		
UNION NEW JERSEY		
P.7236	DWN. BY	4-11-72
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